

# CCC85

# CHEROKEE

COMMERCE CENTER 85



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## CLASS A INDUSTRIAL DEVELOPMENT IN CHEROKEE COUNTY, SC

Delivering Q4 2024



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# Unlock your potential in Cherokee County

Cherokee Commerce Center 85 is the Upstate's newest industrial park located on the I-85 corridor in an area of rapid growth between Greenville-Spartanburg, SC and Charlotte, NC.

The 290-acre site offers tenants mid to bulk size Class A industrial space in a convenient location proximate to key infrastructure and major population centers throughout the Southeast.

Park developer Glenstar and capital partner Creek Lane Capital plan to deliver on the first spec building in Q4 2024: ±555,520-SF (expandable up to 1.3 MSF) Building 2.

Cherokee County is expressly pro-business and welcoming to incoming tenants and owner/occupiers, offering Tier-4 incentives to ensure you not only find the right facility, but are able to maximize your ROI and meet financial targets with the same location decision.

- ✓ **Pro-business**
- ✓ **Maximum accessibility**
- ✓ **Favorable labor dynamics**
- ✓ **Favorable tax rates**





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211,640 to  
1.65 MSF SF  
Spec or BTS

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## PARK DIFFERENTIATORS

CCC85 offers unique, premier facilities equipped to meet the evolving demands of businesses and pave the way for success through state-of-the-art features and a prime location.

- Exceptional water and sewer capabilities
- Impressive power capacity up to 54 MW
- Optimum site flexibility allows for abundant trailer parking or outdoor storage
- Lowest real estate taxes in market with FILOT of approximately \$0.76/SF
- Eligible for SC Tier-4 job tax credit of \$25K per employee

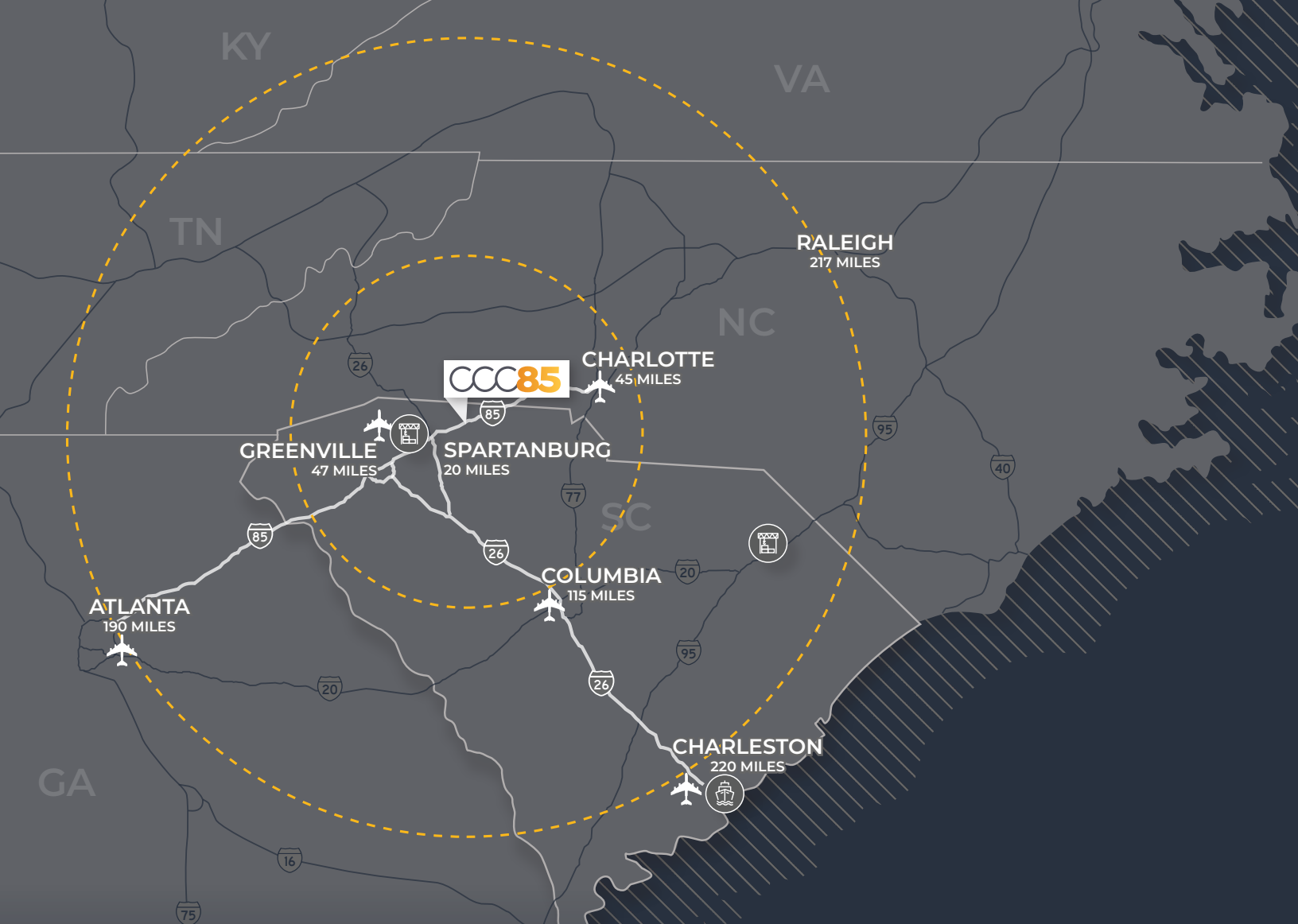
## KEY SPECIFICATIONS

- ±1.65 MSF of contiguous space available
- Cross-dock and rear-load layouts
- Up to 40' clear heights
- Up to 60' speed bays
- Up to 190' truck courts
- Office to suit
- Up to 260 dock doors
- ESFR fire protection
- 4,000amp power service
- 60mil TPO roof
- Super Flat floor profile

## FULL PARK BUILDING OVERVIEW

BLDG NUMBER	MAX SF	CONFIGURATION	CLEAR HEIGHT	DOCK-HIGH DOORS	DRIVE-IN DOORS	COLUMN SPACING	*AUTO PARKING	*TRAILER PARKING	TRUCK COURT	BLDG DEPTH
1	1,648,640	Cross	40'	260	4	56' x 50'	730	550	190'	640'
2	1,295,800	Cross	40'	238	4	56' x 50'	510	441	190'	620'
3	252,720	Rear	36'	56	2	54' x 50'	290	66	190'	260'
4	278,200	Rear	36'	60	2	54' x 50'	320	132	190'	260'
5	211,640	Rear	32'	50	2	52' x 50'	250	50	185'	260'
<b>3,687,000</b>				<b>664</b>	<b>14</b>		<b>2,100</b>	<b>1,239</b>		

\*Parking count is expandable to suit user's needs.



## Upstate South Carolina

A recent surge in activity and interest has converged on the Upstate, SC market due to the region's investment and expansion of favorable conditions and incentives for industrial users and its ideal location connecting major population centers in the Southeast.

The Upstate offers industrial users excellent access to one of the most efficient inland ports in the country, the Inland Port in Greer, connectivity to key logistics infrastructure, an expansive and diverse manufacturing network, and one of the fastest growing populations/workforces in the country.

**100** million consumers within a one-day drive

**#4** business climate

Site Selection Magazine

**#1** best business incentives

Area Development

# Labor Profile

45-MINUTE COMMUTER



## 15,000 residents commute out of Cherokee County for work every day.

This represents an opportunity to capture workers who prefer to cut down or eliminate their commute and remain in Cherokee County.

### BASE LABOR AVAILABILITY\*

Population	1,473,902
Projected population 5 yr	1,559,432
Labor force	748,520
Working age population	921,506
Working age participation rate	81%

### COMMUTER PROFILE\*

	% of total labor force current commute	% of total labor force commute willingness
15 minutes or less	27.5% (205,703)	5.8% (43,251)
15-30 minutes	42.7% (319,847)	33.5% (250,726)
30-45 minutes	18.7% (140,260)	36.5% (273,197)
45-60 minutes	6.7% (50,070)	18.4% (137,522)
60+ minutes	4.2% (31,344)	5.8% (43,128)

### INDUSTRIAL WORKFORCE\*

Underemployment

Overall underemployment	114,198
Manufacturing underemployment	13,886
Production/distribution underemployment	30,411

\*45-min drive-time radius from park  
source: SC Power Team/Site Selection Group

### UPSTATE AT-A-GLANCE



**1.6%**

Unionization rate  
(lowest in the country)



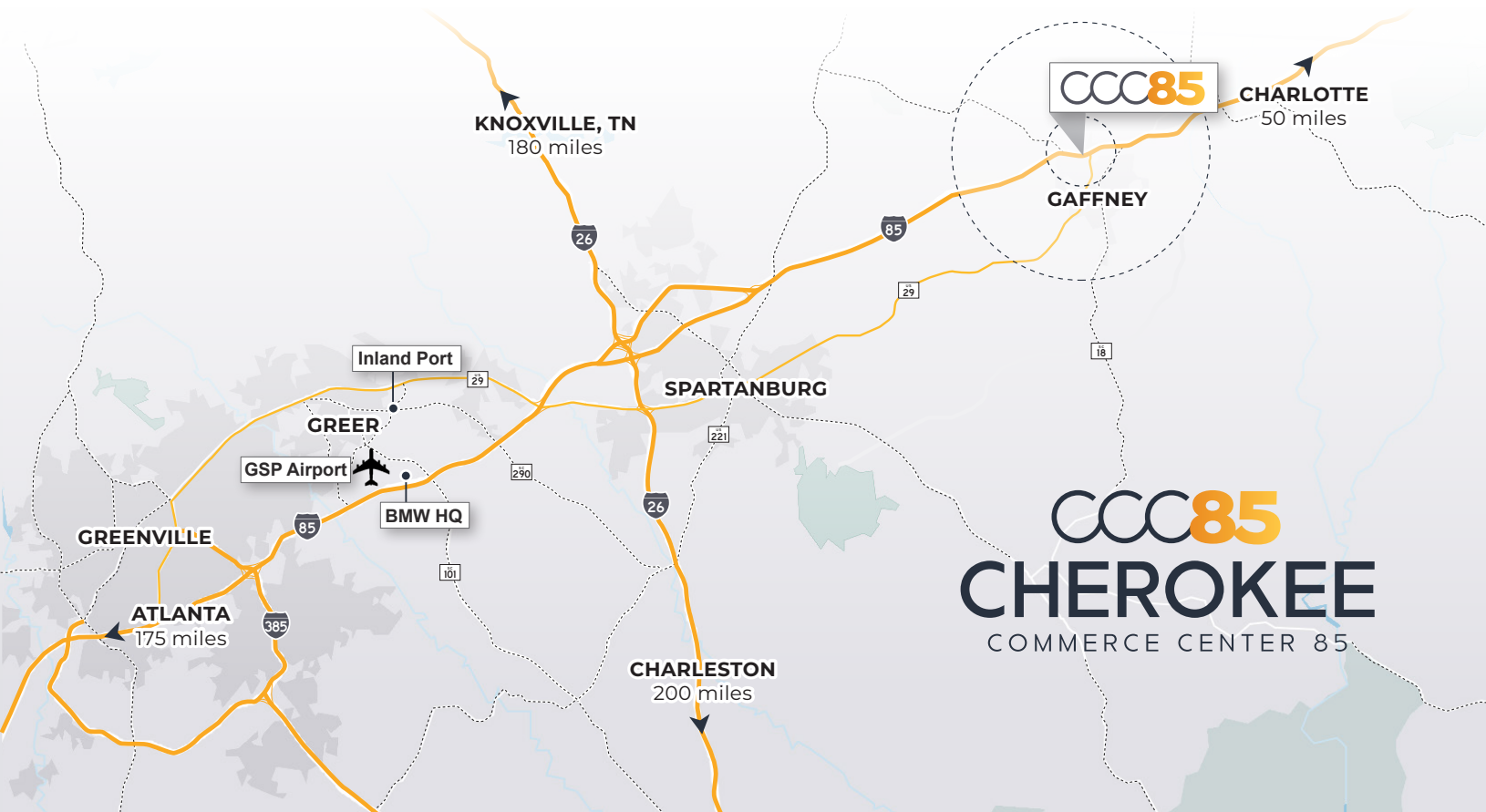
**48%**

More trained assembly/  
fabrication laborers than  
Atlanta, (36% more than  
Charlotte)



**4.75%**

5-year projected  
population growth





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[WWW.CCC-85.COM](http://WWW.CCC-85.COM)

HYATT STREET  
GAFFNEY, SC 29341

DEVELOPED BY:



Glenstar is an industry-leading, commercial real estate developer, investor, and operator. For nearly two decades, Glenstar has acquired, developed, and managed more than \$2 billion in institutional quality commercial, residential and industrial property totaling more than 10 million square feet throughout the Central, Southern and Southeastern portions of the United States. Glenstar's ground-up development capabilities cover a broad spectrum of asset classes with projects including industrial, office, multifamily, and retail. Their extensive background and industry expertise have been instrumental in identifying and delivering projects successfully on a speculative basis, along with build-to-suit developments completed for prominent, world-renowned corporations. Glenstar's vertically integrated structure provides seamless oversight of all facets of every investment throughout its respective life cycle.

## CREEK LANE

CAPITAL

Creek Lane Capital was founded in 2016 with the goal of generating long-term wealth through a "build/reposition to core" investment strategy focused on accumulating a portfolio of high quality income producing assets in select markets across the country. Our approach to investing seeks to combine the value creation achieved through opportunistic investing with the premium yield and ongoing asset appreciation available from holding these high quality, stabilized assets. Rather than "flipping" investments once they are stabilized, we take a longer view aimed at maximizing risk-adjusted return, considering current income, asset appreciation, and overall market dynamics in that analysis.

LEASING BY:



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